

BEXAR COUNTY CLEAR VISION STATEMENT:
CLEAR VISION CALCULATIONS WILL BE BASED ON AASHTO CASE III B&C FOR TURNING MANEUVERS ON TO MAJOR HIGHWAYS. EASEMENTS TO BE SHOWN ON INDIVIDUAL PLATS WHEN SUBMITTED.

CLEAR VISION AREA CALCULATION

NOT-TO-SCALE

$$R = 0.65(SD_s) - (W1/2 + K_0)$$

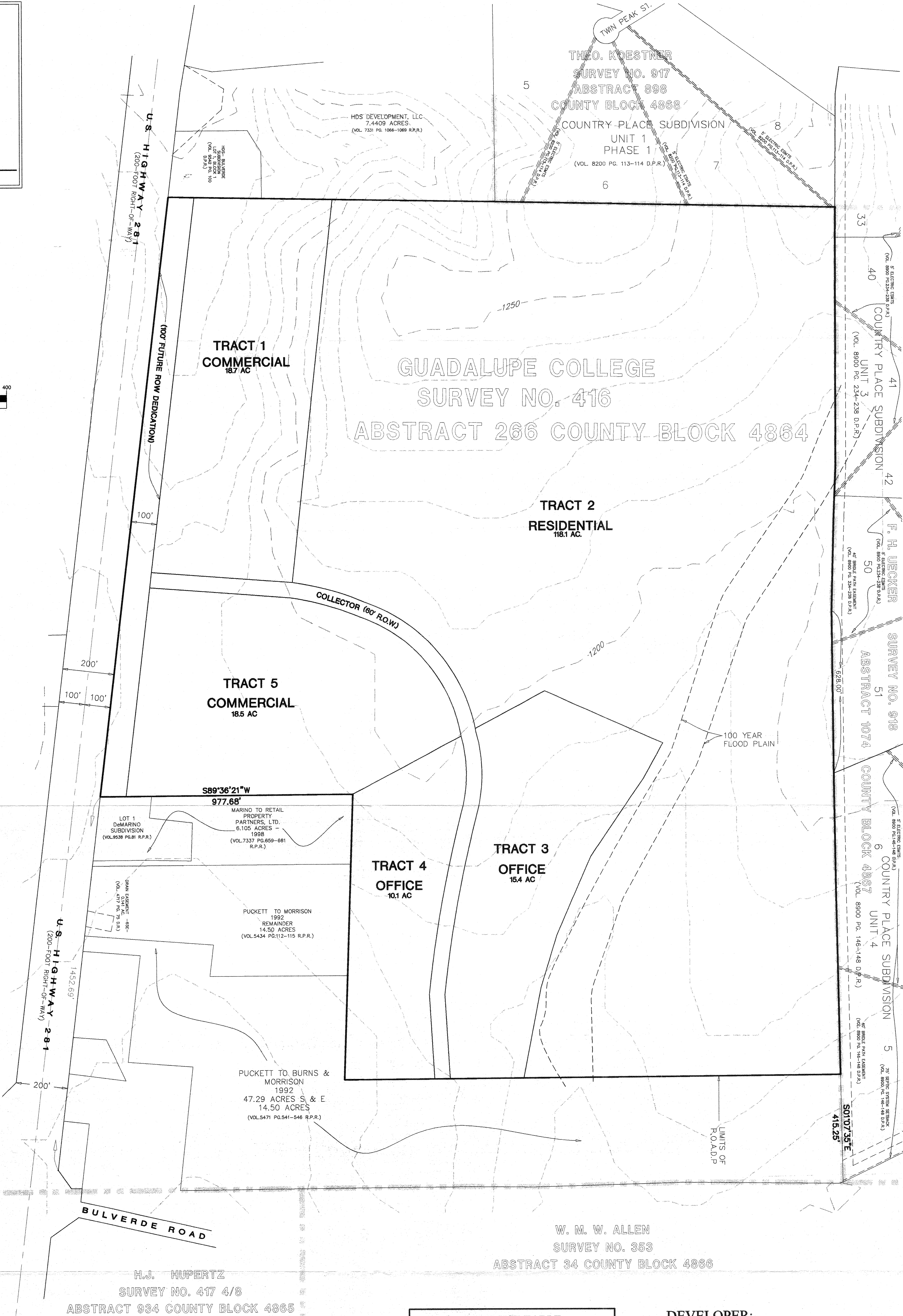
$$L = \frac{1.3(SD_s)}{13 + W1/2 + K_0} - 4$$

$$R = 0.65(300) - (30/2 + 2) = 178'$$

$$R = 0.65(300) - (26/2 + 2) = 180'$$

$$L = \frac{1.3(300)}{13 + (30/2) + 7} - 4 = 107'$$

$$L = \frac{1.3(300)}{13 + (26/2) + 7} - 4 = 114'$$



LAND USE TABLE		
TRACT	ACREAGE	LAND USE
100' DEDICATION	5.4	R.O.W DED.
TRACTS 1&5	37.2	COMMERCIAL
TRACTS 3&4	25.5	OFFICE
TRACT 2	118.1	SINGLE FAMILY
60' R.O.W.	3.9	STREET
TOTAL	190.1	ACRES

DEVELOPER:
LONGOVER LLC. (DE LE VEGA)

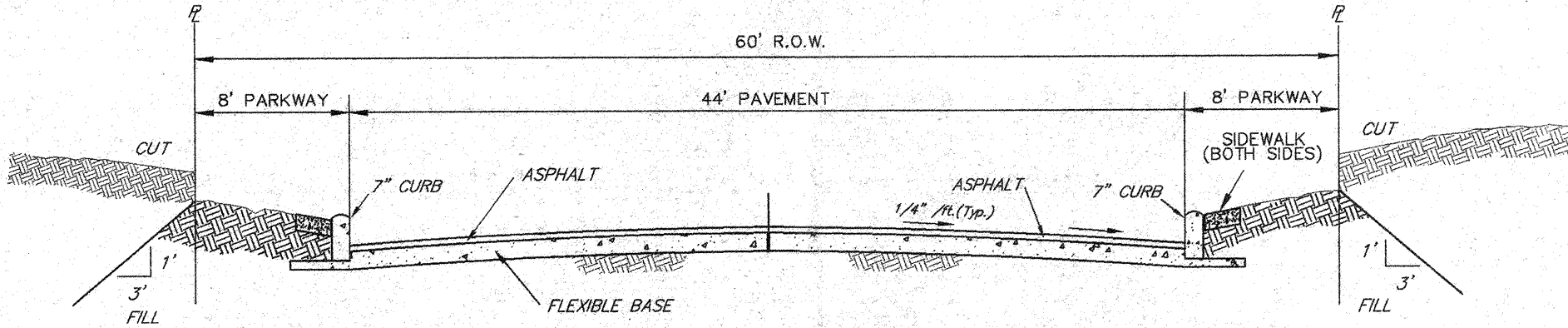
AGENT: LLOYD A. DENTON, JR.
11 LYNN BATTS LN., SUITE 100
SAN ANTONIO, TEXAS 78218
PHONE: (210) 828-6131
FAX: (210) 828-6137

PLAN HAS BEEN ACCEPTED BY
COSA
12-13-01
(date) (number)
If no plats are filed, plan will expire
On 6-19-01
1" plat filed on

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
DEC 13 PM 12:50

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

DE LA VEGA
P.O.A.D.P.
JOB NO. 5020.01 DATE: 5/30/2001 (REVISED)



COLLECTOR STREET SECTION
NOT-TO-SCALE

NOTE:
FOR PAVEMENT DESIGN SECTION
SEE GEOTECHNICAL ENGINEERING
REPORT.

- NOTES:**
1. WATER SERVICE TO BE PROVIDED BY SAWS
 2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
 3. GAS AND ELECTRIC TO BE PROVIDED BY CPS
 4. TELEPHONE SERVICE TO BE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE, INC.
 5. C.A. TV SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.
 6. ALL ACRES SUBJECT TO CHANGE WITHOUT NOTICE
 7. ALL STREETS SHALL BE COLLECTOR STREETS UNLESS OTHERWISE SHOWN.



CITY OF SAN ANTONIO

POADP APPLICATION

RECEIVED
01 JUN 2001 1:50 PM
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio UDC and must be certified to contain the following:

Date Submitted: May 30 2001 Name of POADP: De La Vega
Owners: Longover, L.L.C. (De La Vega) Consulting Firm: Pape-Dawson Engineers, Inc.
Address: 11 Lynn Batts Lane, Ste.100 Address: 555 East Ramsey
Zip Code: 78218 Zip Code: 78216
School District: Comal I.S.D. Phone: (210) 375-9000
Existing zoning: N/A Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☒ Yes ☐ No
Projected # of Phases: N/A ☐ Yes ☐ No
San Antonio City Limits? ☐ Yes ☒ No
Council District: N/A
Ferguson map grid 451 / E5

Land area being platted:	Lots	Acres
Single Family (SF)	<u>-0-</u>	<u>118.1</u>
Multi-family (MF)	<u>-0-</u>	<u>-0-</u>
Commercial and non-residential	<u>-0-</u>	<u>72</u>

Is there a previous POADP for this Site? Name N/A No.

Is there a corresponding PUD for this site? Name N/A No.

Plats associated with this POADP or site? Name N/A No.

Name N/A No.

Name N/A No.

Contact Person and authorized representative:

Print Name: Jon Adame, P.E. Signature: Jon Adame

Date: May 30, 2001 Phone: (210) 375-9000 Fax: (210) 375-9010

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ copy of digital file;
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification, 8 1/2 X 11 reduction with eight (8) full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact James Clements or Todd Sang @ (210)207-7702;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☒ The POADP lies in the Comal Independent School District and they have been contacted concerning this development.
- ☒ List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.
U.S. Highway 281

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Jon Adame, P.E.

Signature: Jon Adame

If you have any questions please call Michael O. Herrera at 207-7900

APPLICATION REVISED May 8, 2000

PAGE 2 OF 2



CITY OF SAN ANTONIO

December 13, 2001

Mr. Jon Adame

Pape- Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: De La Vega / Peerman

MDP/POADP # 721

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed Peerman Master Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 721. Please find enclosed a signed copy for your files. Your plan was accepted, however, please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- Development Services, Engineering Section has indicated as part of their conditional approval, the following conditions shall be met at the time of construction:
 - a.) The proposed developments Peerman and De La Vega are located near each other and will require off-site improvements in conjunction with the on-site construction. Widening of Bulverde Road to a Primary Arterial type B (86 feet ROW) adjacent to the proposed project limits.
 - b.) The Developer shall provide 43 feet of ROW from the centerline of Bulverde Road adjacent to these projects. This will require a property dedication by the developer.
 - c.) Installation of a traffic signals at the intersection of Bulverde Road and Smithson Valley.
 - d.) Construction of a signalized intersection at the proposed Peerman Driveway 2 on Bulverde Road a min. ¼ mile away from the Bulverde Road / Smithson Valley intersection and a min. of ¼ mile away from the De La Vega subdivision road traffic signal.

Mr. Adame
Page 2
December 13, 2001

- e.) Construct a signalized intersection at the intersection of De La Vega subdivision road and Bulverde Road a min. of ¼ mile away from the Peerman Driveway 2 and a min. ¼ mile away from the Bulverde interchange at US Highway 281.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
 - It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formerly POADP), to include floodplains, drainage areas and open space.
 - I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formerly POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,



Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Development Services
Richard De La Cruz, Senior Engineer Development Services



CITY OF SAN ANTONIO

P.O. BOX 839966
SAN ANTONIO, TEXAS 78283 - 3966

June 20, 2001

Mr. Gilmer D. Gaston, P.E.
Senior Project Manager
Pape-Dawson Engineers, INC.
555 East Ramsey
San Antonio, Texas 78216

Re: Peerman/De La Vega, Level 3 TIA

Dear Mr. Gaston:

Please provide the following information in order to expedite the approval for the Peerman/De La Vega; Level 3 Traffic Impact Analysis (TIA):

- ◆ The distance from the intersection of Bulverde Road at SH 281 to Bulverde Road at Smithson Valley is approximately 3980 ft. Traffic Engineering recommends a traffic signal be constructed 1800 ft from a major interchange. Therefore, it is not possible to get adequate spacing (1/4-mile criteria) for a traffic signal at Peerman.
- ◆ Page 8 – Proposed Regional Enhancements: In past discussions it was stated that there would no longer be construction of a diamond interchange at Marshall Road. Could you please provide any information and or documented discussions with TxDOT that can address this issue.
- ◆ Page 26 – Potential Improvements: Has the realignment of Bulverde Road been discussed with the developer.
- ◆ Table 8 – Mitigation: Bulverde Road at Smithson Valley – The capacity analysis shows that a traffic signal and additional lanes will improve LOS. Describe exactly what needs to be constructed to improve the intersection to a LOS A.
- ◆ When will the construction of Peerman begin?
- ◆ Figure 14 - Due to the high volume of traffic on SH 281, TIA Reviews recommends shared driveway access to reduce the number of driveways along SH 281.

I have not received comments from TxDOT, however, as soon as I receive comments, I will send them to you ASAP. If you have any questions or concerns, please call me (207-2855).

Sincerely,

Richard L. De La Cruz, P.E.
Senior Engineer, TIA Review

Cc: Robert W. Opitz, P.E., Chief Engineer, Development Services Engineering Division
Todd Sang, Senior Engineering Technician
ID06_20_2001cmt

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

01 DEC -4 PM 3:07

TO: Michael Herrera, Planning Department

FROM: Development Services Engineering Division

COPIES TO: File

SUBJECT: Peerman/De La Vega, POADP

Level 3 TIA

Date: October 30, 2001

The Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Peerman/De La Vega, POADP. The TIA is in compliance with Ordinance 91700. The Level of Service (LOS) of Bulverde Road and the intersection of Bulverde Road and Smithson Valley at this time are adequate to support existing traffic, however, with the addition of this development, as well as, growth in this area the LOS deteriorates to a highly congested roadway system.

The proposed developments are located near the intersection of US Highway 281 and Bulverde Road. The De La Vega development consists of single family residences, shopping centers and office buildings. The Peerman development is a shopping center. These developments are projected to develop in roughly two phases. De La Vega (Phase I) located north of Bulverde Road and east of US Highway 281 is projected to be complete by the end of 2010. Peerman (Phase II) located in the southwestern corner of the intersection of Bulverde Road and Smithson Valley is projected to be completed by the end of 2015.

The off-site impacts that have been identified in the submitted TIA depend on funding resources of either TxDOT or the City of San Antonio and not the developer. Bulverde Road grade separation and traffic signals is a freeway project with Long Range Project (LRP) status in the TxDOT Transportation Improvement Program (TIP).

The on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on or before the completion of the De La Vega (Phase I - 2010) and Peerman (Phase II - 2015), at no cost to the City of San Antonio:

- Widening of Bulverde Road to a Primary Arterial Type B (86 feet ROW) adjacent to proposed projects limits.
- The Developer shall provide 43 feet of ROW from the centerline of Bulverde Road adjacent to this proposed project. This will require a property dedication by the developer.
- Install traffic signals at the intersection of Bulverde Road and Smithson Valley.
- Construct a signalized intersection at the proposed Peerman Driveway 2 on Bulverde Road a minimum ¼ mile away from the Bulverde Road/Smithson Valley intersection and a minimum of ¼ mile away from the De La Vega subdivision road traffic signal.

- Construct a signalized intersection at the intersection of De La Vega subdivision road and Bulverde Road a minimum of ¼ mile away from the Peerman Driveway 2 and a minimum ¼ mile away from the Bulverde interchange at US Highway 281.

Bulverde Road has undeveloped land along its length to develop into a heavily traveled corridor. The construction of O'Connor Road and or Judson Road to tie into Evans Road and a street network consisting of 2 to 3 east-west connectors could alleviate the traffic demand projected on Bulverde Road. Due to the number of undeveloped acres along the Bulverde/US 281 Corridor, it is recommended that a larger, full-scale corridor planning study be undertaken to more fully assess transportation infrastructure within this corridor.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal street plan. Reduced number of driveways and common access between the commercial lots are encouraged in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.



Richard L. De La Cruz, P.E.
Senior Engineer, TIA Review

Approved by:



Robert W. Opitz, P.E.
Chief Engineer
Development Services
Engineering Division



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 6-22-01

- ☒ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
☐ Master Plan Community District (MPCD) ☐ Mixed Used District (MXD)
☐ Traditional Neighborhood Development (TND) ☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP) ☐ Pedestrian Plan (PP)
☐ Plat Certification Request

Project Name: DE LA VEGA FILE # _____

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

- To: ☐ Master Development Plan ☒ Street and Drainage
☒ Major Thoroughfare ☐ TIA
☐ Neighborhoods ☐ Zoning
☐ Historic ☐ Tree Preservation
☐ SAWS Aquifer ☐ Fire Protection
☐ Other: _____ ☐ Bexar County Public Works

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: 6-22-01

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next scheduled meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 7-6-01 before the (MDP) committee

June 21, 2001

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

POADP 233 shows 60' collector connecting to Smithson Valley
Rd not Bulverde. Explain.

Signature

Title

Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 21, 2001



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

Date: 06/04/03

(Check One)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| | <input type="checkbox"/> Other: _____ |

Public Hearing ☐ Yes ☒ No
☐ Major ☐ Minor

Project Name: DE LA VEGA (Amending) FILE # 721

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|--|---|
| To: <input type="checkbox"/> Master Development Plan | <input checked="" type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

03 JUN -5 PM 4:02
CITY OF SAN AN
DEPT. OF PLAN
OFFICE OF DIREC

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: ^{Drainage} Would like to see 1 Street + lot layout

Streets longer than 1200' in length require
Traffic Calming, Preferably Islands.

Cul-De-Sacs longer than 500' require 30' pavement
+ 120' Row diameter.

Will Require minimum 300' ROW on Hwy 281.

Christie S. De

Signature

SR. ENGR. Assoc.

Title

07/16/03

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.

03 JUL 17 AM 8:09
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

12/12/01

Date: 11/15/01

(Check One)

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formally POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development(TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> Other: _____ |

Project Name: De La Vega
Home Star Bonanza Park FILE # 591A

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|--|---|
| To: <input type="checkbox"/> Master Development Plan | <input checked="" type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Parks – Open Space |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Fire Protection |
| | <input type="checkbox"/> Bexar County Public Works |

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
01 DEC 13 PM 12:57

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee

August 17, 2001

☒☐

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

[Handwritten signature]

Sr. Eng. Assoc.

12/12/01

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

August 17, 2001



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 6-22-01

- ☒ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
☐ Master Plan Community District (MPCD) ☐ Mixed Used District (MXD)
☐ Traditional Neighborhood Development (TND) ☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP) ☐ Pedestrian Plan (PP)
☐ Plat Certification Request

Project Name: DIE LA VEGA FILE # _____

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

- To: ☐ Master Development Plan ☐ Street and Drainage
☐ Major Thoroughfare ☐ TIA
☐ Neighborhoods ☒ Zoning
☐ Historic ☐ Tree Preservation
☐ SAWS Aquifer ☐ Fire Protection
☐ Other: _____ ☐ Bexar County Public Works

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: 6-22-01

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next scheduled meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 7-6-01 before the (MDP) committee

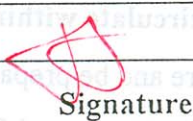
June 21, 2001

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____


Signature

Planner II
Title

6-28-01
Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 21, 2001



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 6-22-01

- ☒ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
☐ Master Plan Community District (MPCD) ☐ Mixed Used District (MXD)
☐ Traditional Neighborhood Development (TND) ☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP) ☐ Pedestrian Plan (PP)
☐ Plat Certification Request

RECEIVED JUN 25 2001

Project Name: DE LA VEGA FILE # _____

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

- To: ☐ Master Development Plan ☐ Street and Drainage
☐ Major Thoroughfare ☐ TIA
☐ Neighborhoods ☐ Zoning
☐ Historic ☒ Free Preservation
☐ SAWS Aquifer ☐ Fire Protection
☐ Other: _____ ☐ Bexar County Public Works

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: 6-22-01

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next scheduled meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 7-6-01 before the (MDP) committee

June 21, 2001

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

Coordinate tree preservation

D. Reid

Signature

Cely Anbrist

Title

6/29/01

Date

Please return this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 21, 2001



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 6-22-01

- ☒ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
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☐ Manufactured Home Park Plan (MHPP) ☐ Pedestrian Plan (PP)
☐ Plat Certification Request

Project Name: DE LA VEGA FILE # _____

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

- To: ☐ Master Development Plan ☐ Street and Drainage
☒ Major Thoroughfare ☐ TIA
☐ Neighborhoods ☐ Zoning
☐ Historic ☐ Tree Preservation
☐ SAWS Aquifer ☐ Fire Protection
☐ Other: _____ ☐ Bexar County Public Works

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: 6-22-01

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 7-6-01 before the (MDP) committee

June 21, 2001

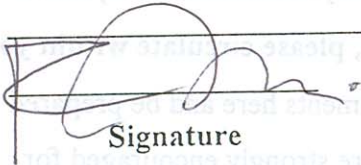
PENDING TXDOT RELEASE

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: US. 281 IS ON THE MTP AND TXDOT SYSTEM
REQUIRING A MIN. OF 110' ROW AND TXDOT RELEASE



Signature

Planner

Title

062601

Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 21, 2001

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
2236723

AMT ENCLOSED _____

50-04-5573
LONGOVER PARTNERSHIP
11 LYNN BATTS LANE, STE.100
S.A. TX. 78205

AMOUNT DUE 381.10
INVOICE DATE 6/19/2001
DUE DATE 6/19/2001

PHONE: 000 - 0000

POADP
DE LA VEGA

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 6/19/2001 INVOICE 2236723 ACCOUNT 50-04-5573 DUE DATE 6/19/2001 OFFICE HOURS 7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	381.10

↓

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 06/18/2001 CK#1002 DE LA VEGA
END 06/18/2001

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	381.10	381.10	381.10

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

↓



CITY OF SAN ANTONIO POADP APPLICATION

Submitting of property in two or more subdivision units requires the submission of a Preliminary Overall Development POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio UDC and must be certified to contain the following:

Submitted: May 30 2001

Applicant: Longover, L.L.C. (De La Vega)

Address: 11 Lynn Batts Lane, Ste. 100

Zip Code: 78218

County District: Comal I.S.D.

Proposed zoning: N/A

Property is over/within/includes:

Edwards Aquifer Recharge Zone: N/A
Projected # of Phases: N/A
San Antonio City Limits? N/A
Council District: 451 / E5
Ferguson map grid

Name of POADP: De La Vega

Consulting Firm: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey

Zip Code: 78216

Phone: (210) 375-9000

Proposed zoning: N/A

☒ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☒ No

Land area being platted:

Single Family (SF)

Multi-family (MF)

Residential

Lots

-0-

-0-

-0-

Acres

118.1

-0-

72

No.

Is there a

Is there a

Plats as

LONGOVER PARTNERSHIP
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TEXAS 78205

Date 6-01-01

1002

30-9/1140
01

Pay To The Order Of

City of San Antonio

Three hundred eighty-one & 10/100

\$ 381.10

Dollars



Frost National Bank
San Antonio, Texas 78296

For POADP-De La Vega

⑆ 1140000931 1002 0104 25 206 ⑈

Cont

Print Name: JULIA

Date: May 30, 2001

Phone: (210) 375-9000

PAGE

TRANSMITTAL



Dept: PLANNING DEPT. 3RD FLOOR
To: MIKE HERRERA
Date: DEC. 12, 2001
Re: DE LA VEGA, POADP
Plat No. _____ SAWS Job No. _____

QUANTITY	DESCRIPTION
<u>8</u>	<u>PRINTS</u>
<u>1</u>	<u>REQUEST FOR REVIEW LETTER</u> <u>FROM <u>KEVIN LOXE</u></u>

If enclosures are not as noted, kindly notify us at once.

☐ Plat ☐ Street ☐ Drainage ☐ Water ☐ Sanitary Sewer ☐ Utility Layout
☐ For Approval ☐ For Your Use ☐ As Requested ☐ For Review and Comment
☐ Signature

COMMENTS

MIKE

HERE IS A COPY OF THE
FINAL APPROVAL LETTER YOU
NEED FOR THIS POADP. CALL
JON ADAME IF YOU HAVE ANY
QUESTIONS.

From: FRED V. GORIANU Project No.: 5020.01
CC: FILES

PAPE-DAWSON ENGINEERS, INC.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
01 DEC 13 PM 12:50